

Agenda

Transportation Advisory Committee

3rd Meeting of the Transportation Advisory Committee

March 23, 2021, 12:15 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request related to this meeting, please contact advisorycommittee@london.ca.

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| 1. Call to Order | |
| 1.1. Disclosures of Pecuniary Interest | |
| 2. Scheduled Items | |
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| 2.2. 12:30 PM D. MacRae, Director, Roads and Transportation - 2021 Core Construction Mitigation | 10 |
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Major Projects 2021 Rapid Transit Update



Transportation Advisory Committee

March 23, 2021

What we're working on this year:

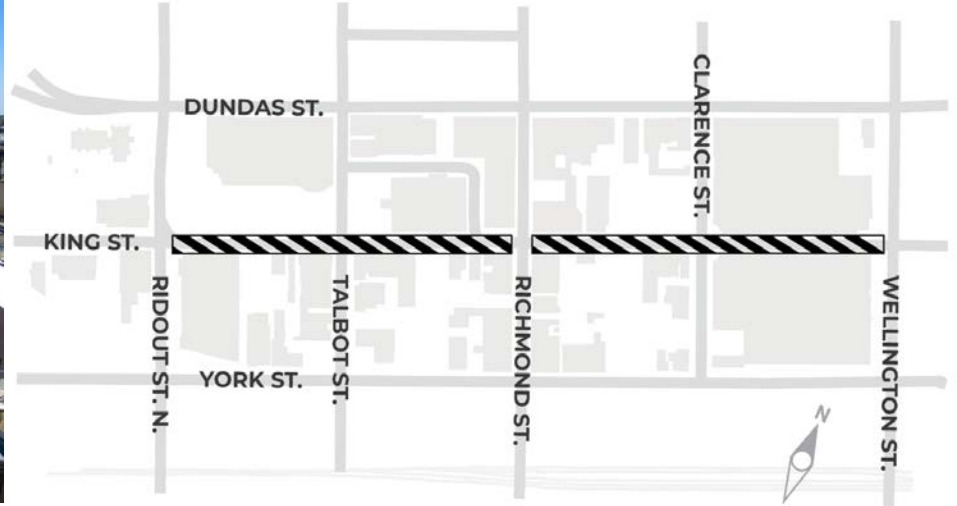
Downtown Loop (2021-2023):

Phase 1 construction starts in April

Includes King Street from Ridout Street to Wellington Street



Overview

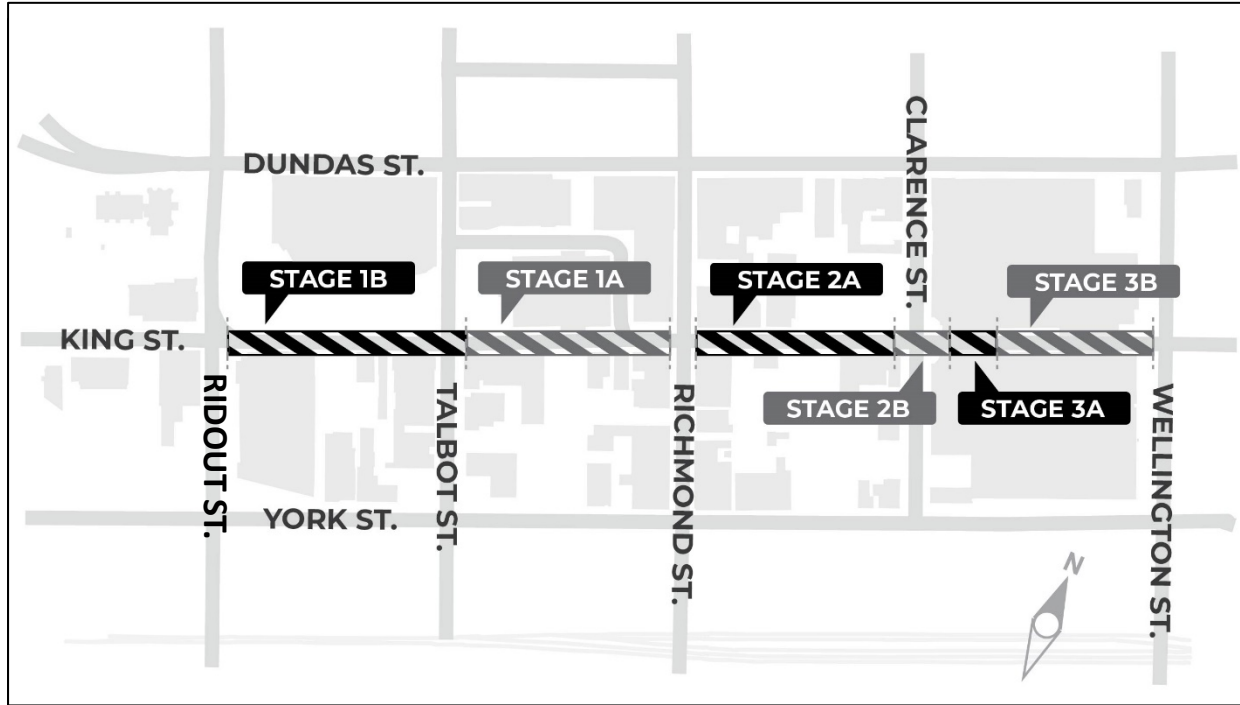




Work Details

- New curbside bus-only lanes
- Two new rapid transit bus stops (at Talbot Street and at Wellington Street)
- Watermain replacement
- Sewer separation to eliminate combined sewer system (between Richmond Street and Wellington Street)
- Sanitary sewer replacement (between Richmond and Wellington)
- Storm sewer replacement (between Richmond Street and Wellington Street)
- Private drain connection renewals
- Utility upgrades
- Streetscape improvements
- Tree removals and replanting (see Appendix B)
- On-street parking and loading adjustments
- Concrete curb replacement
- New asphalt road surface

Construction Staging



- **Stage 1A** – Talbot to Richmond
- **Stage 1B** - Ridout to Talbot
- **Stage 2A** - Richmond to Clarence
- **Stage 2B** - Clarence intersection to east of Clarence
- **Stage 3A** - East of Clarence to east of Citi Plaza parking garage exit
- **Stage 3B** - East of Citi Plaza parking garage exit to Wellington

Construction is planned to commence in April on Stages 1A and 2A (concurrently), then proceeding to 1B and 2B, then to 3A and 3B. It is anticipated that construction will continue until December 2021, with limited carryover work in spring 2022.

Mitigating transportation impacts

Accessibility

Safe, accessible path of travel will be provided for all pedestrians through or around the construction site.

Pedestrians

Safe, accessible pedestrian facilities provided on at least one side of the street at all times. Signage installed for any pedestrian detours and to help navigate temporary sidewalk closures.

Transit Users

London Transit (LTC) bus service will be detoured from King St to York St during construction.

Motorists

One lane of traffic will be maintained for Stage 1 work between Ridout St and Richmond St. Stages 2 and 3 between Richmond St and Wellington St will require long duration full road closures. Detour signage will be installed to direct motor vehicle traffic to York St. Driveway access will be maintained to the extent possible.

Cyclists

During construction, the temporary bike lane on King St will be removed; cyclists will be directed to Dundas St.

Proposed Timeline

Recent and upcoming key milestones:

- Design completed: December 2020
- Construction contract approval: February 2021
- **Pre-construction notice: March 3, 2021**
- Pre-construction meeting: March 25, 2021 (see details on next page)
- Construction commencement: April 2021
- Construction updates will be provided regularly throughout construction
- Construction completion: December 2021 (with limited spring 2022 carry-over work)

Major Projects

East London Link (2022-2024)

Wellington Gateway (2023-2026):

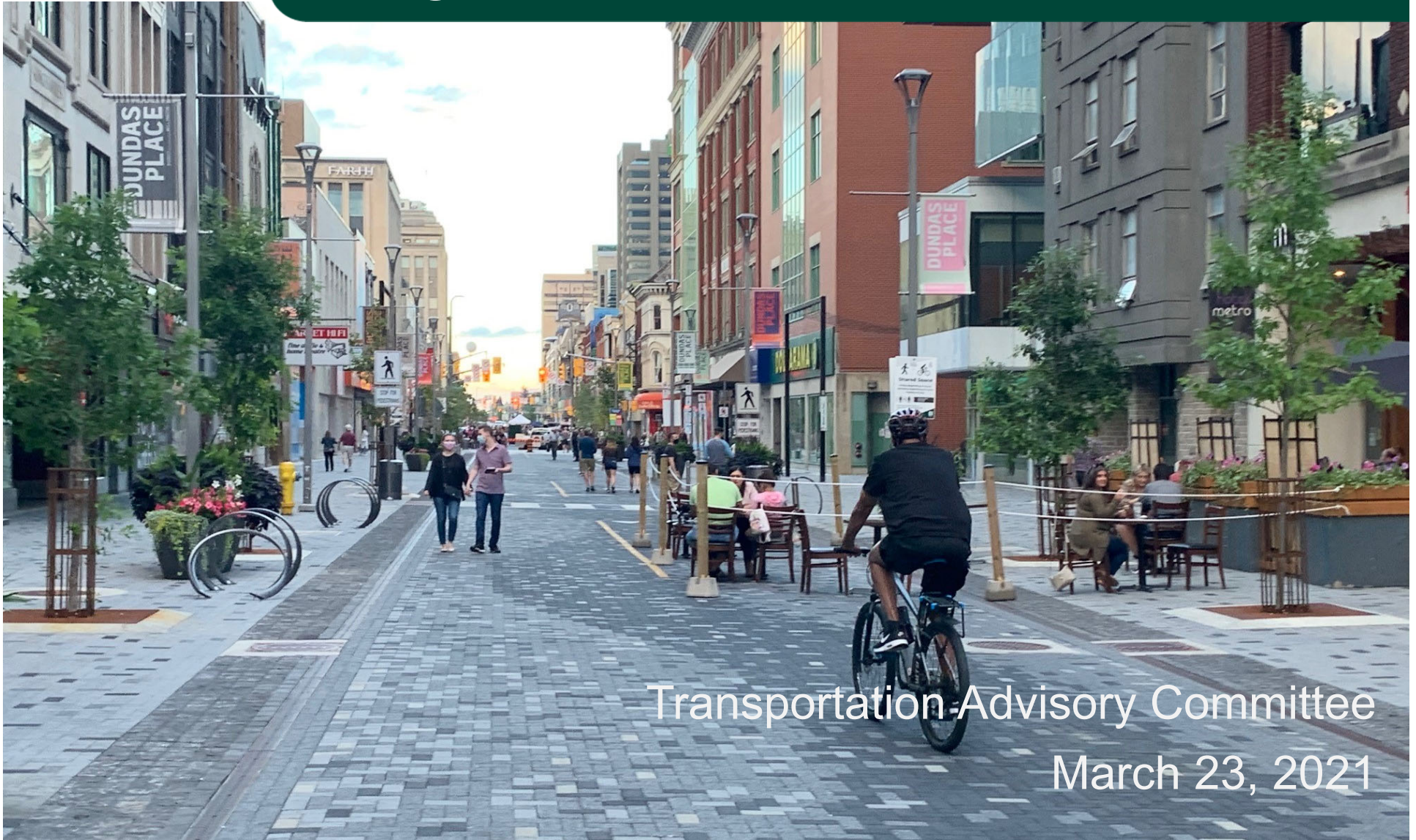
Detailed design underway





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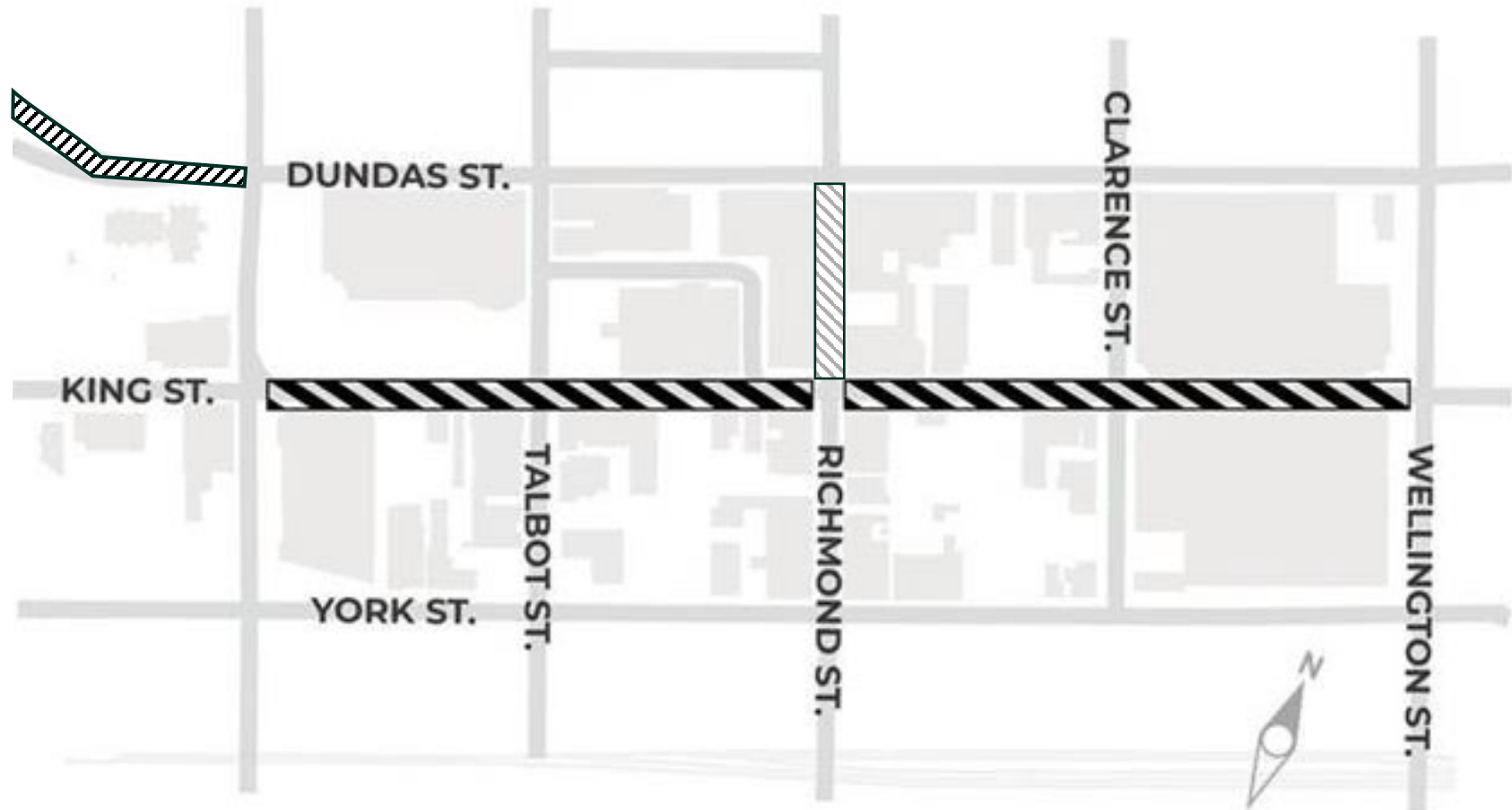
2021 Core Construction Mitigation



Transportation Advisory Committee
March 23, 2021



2021 Core Construction





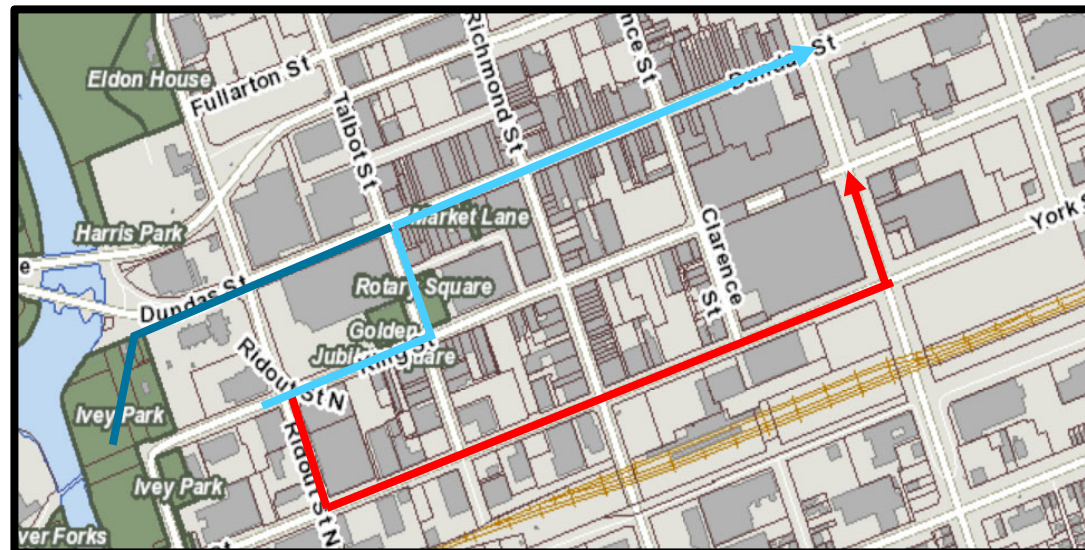
Detours for 2021 King Street construction

King Street construction and road closure will begin in April

- Cars will be directed to York Street and cyclists to Dundas Place

Bike detour phases (estimated, based on construction completion schedules)

- April – mid June
 - Eastbound west end connection from King St to Dundas Place will be via Talbot St.
- Mid June – Fall
 - Eastbound west end bike detour will move to Ridout and Dundas Place with partial completion of the TVP Connection construction project





2021 Core Construction

Civic Works Committee direction:

“...the Civic Administration be directed to bring forward a report to the March 30, 2021 Civic Works Committee to amend the Traffic and Parking By-law to create a temporary bicycle lane pilot project on Dundas Place during the 2021 construction season.”



Considerations on Dundas Place

- Dundas Place is a flex street posted 30 km/h
- Minimal pavement markings
- Minimal fixed elements to facilitate activations
- 5,000 motor vehicles per day
- Uni-directional bike lanes at both ends of Dundas Place
- Pockets of loading zones and parking
- COVID-19 business impacts
- Current loading and parking concerns





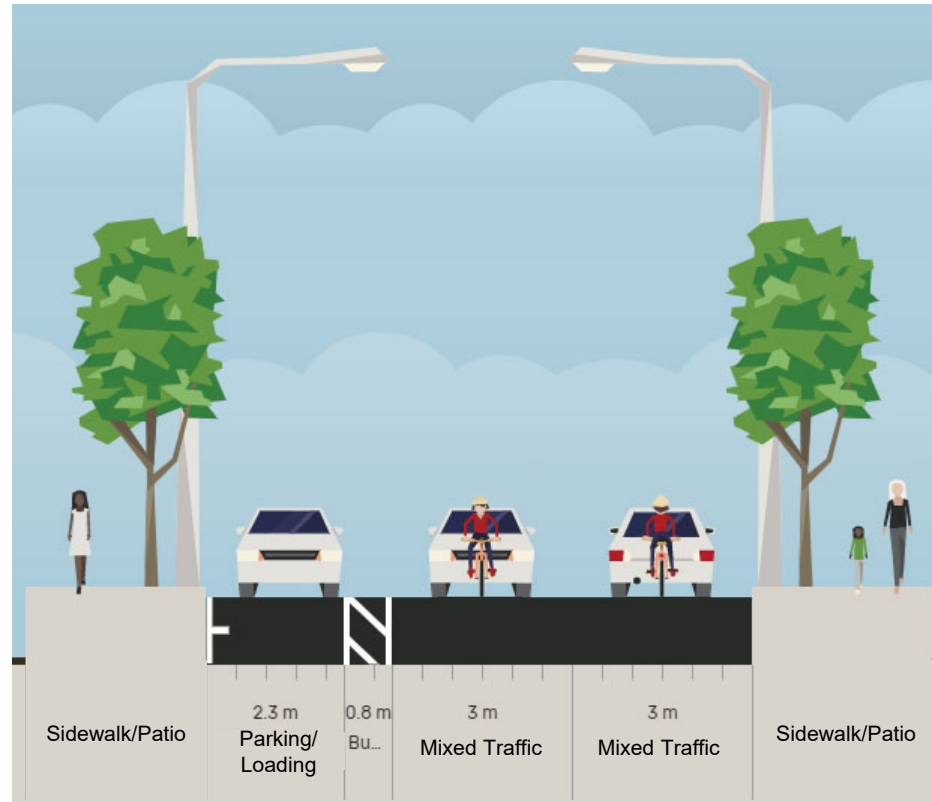
Design alternatives considered

Temporary cycling improvement alternatives that were considered on Dundas Place:

- Uni-directional bike lanes
- Bi-directional bike lanes
- Traffic metering

Current conditions

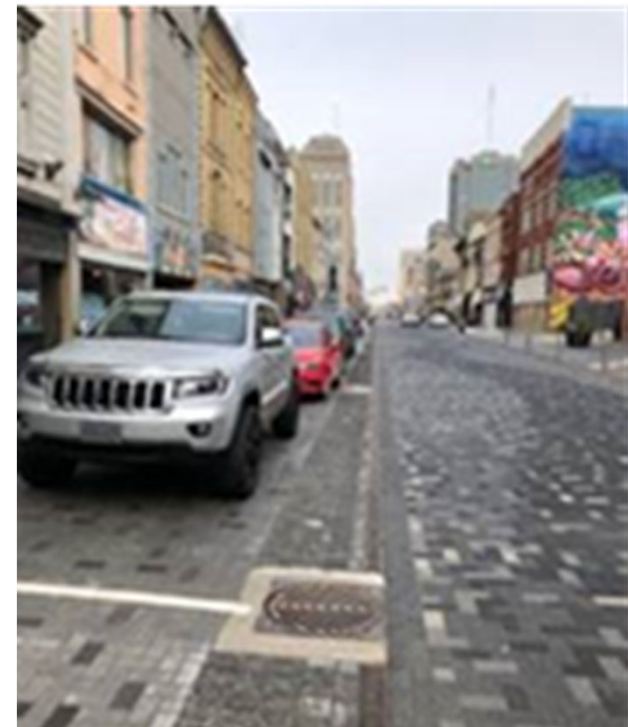
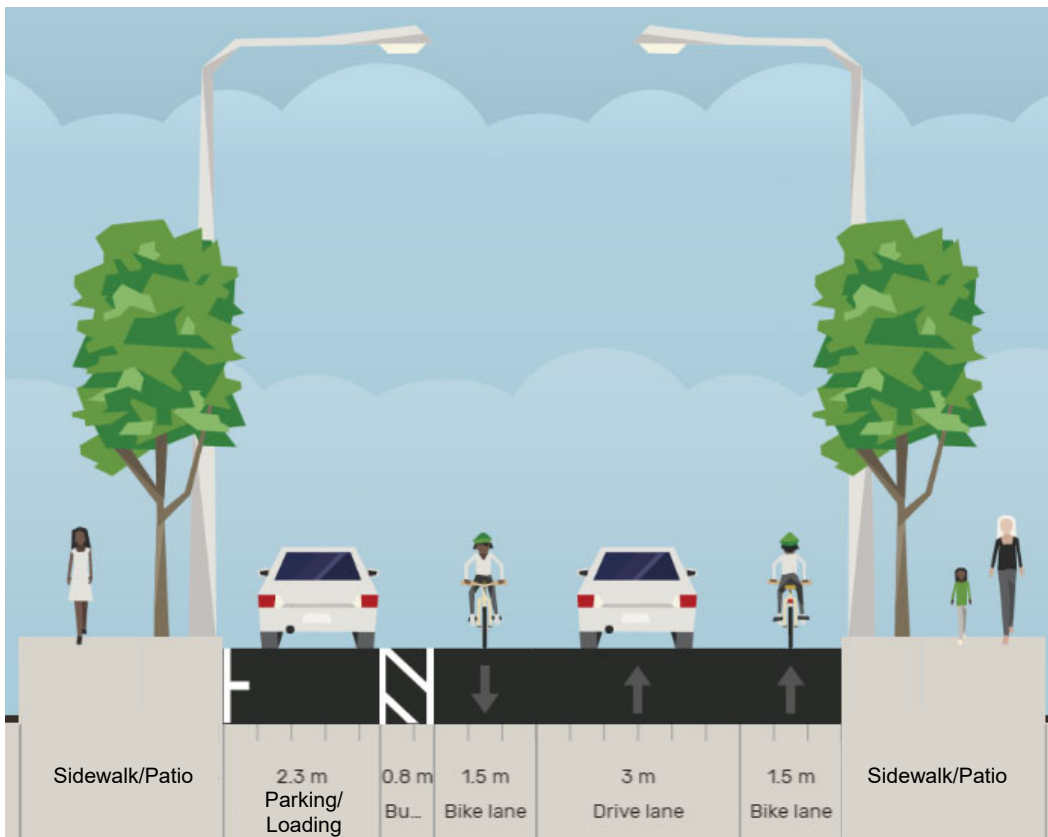
- Cyclists in mixed traffic in flex street configuration





Alternative: Uni-directional bike lanes

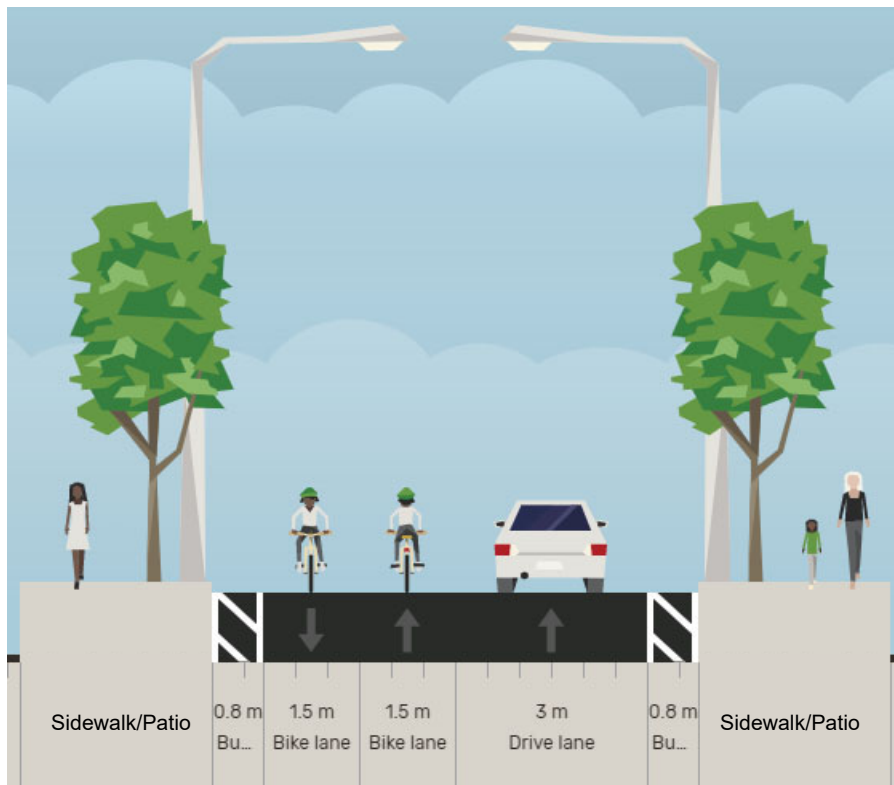
- Centre lane general traffic reduced to eastbound only for motor vehicles
- Eastbound/westbound bike lanes added on south and north side
- A buffer of 0.85 m between parked cars and bike lane created by tactile strip and potentially reinforced with pavement markings
- Sporadic planter barriers where possible while retaining flexibility for events and activations





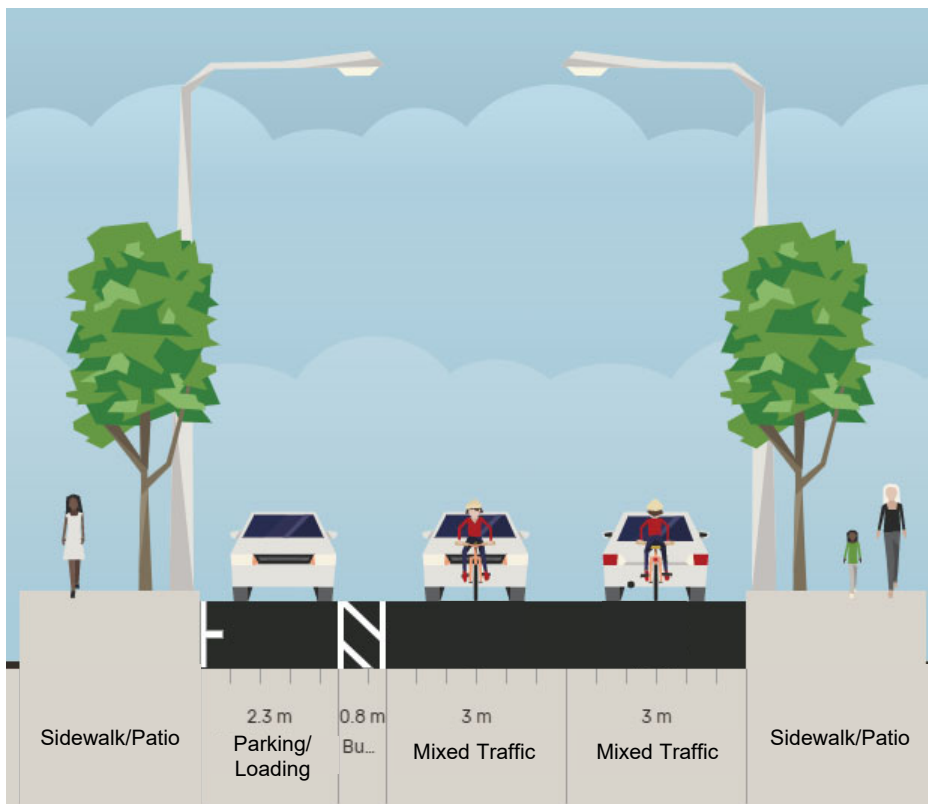
Alternative: Bi-directional bike lanes

- Westbound and eastbound bike lanes on the north side of Dundas Place
- Sporadic planter barriers while retaining flexibility for events and activations
- Requires removal of north side loading zones and parking (retains south side loading/parking)
- Requires additional traffic signal heads and separate phases for motor vehicles and bikes to connect to uni-directional lanes on either end of Dundas Place and to maintain cyclist and driver turns at intervening intersections. This will increase cost.



Alternative: Traffic Diversion

- Impose motor vehicle traffic turn restrictions at some or all intersections to create a reduction in through traffic
- Cyclists in mixed traffic in flex street configuration
- Retains flexibility for events and activations with mixed traffic travel





Thank you for your input

Input to date:

- Business owners concerned about more disruption on Dundas Place and loading/parking
- Cycling desire for improved operations
- Consideration of the vision for the flex street

TAC is invited to provide input.



Transportation Advisory Committee

Report

2nd Meeting of the Transportation Advisory Committee
February 23, 2021
Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: D. Foster (Chair), A. Abiola, D. Doroshenko, T. Kerr,
T. Khan, P Moore, M. Rice and M.D. Ross and J. Bunn
(Committee Clerk)

ABSENT: G. Bikas, B. Gibson and S. Wraight

ALSO PRESENT: J. Bos, G. Dales, J. Dann, Sgt. S. Harding, A.
Jain, P. Kavcic, J. Kostyniuk, T. Macbeth, D. MacRae, A. Miller,
M. Morris, A. Pascual, J. Patel, K. Scherr, J. Standford and B.
Westlake-Power

The meeting was called to order at 12:15 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 1st Report of the Transportation Advisory Committee

That it BE NOTED that the 1st Report of the Transportation Advisory
Committee, from its meeting held on January 26, 2021, was received.

3.2 Notice of Planning Application - Draft Plan of Subdivision Official Plan and Zoning By-law Amendment - 14 Gideon Drive and 2012 Oxford Street West

That it BE NOTED that the Notice of Planning Application, dated February
10, 2021, from S. Meksula, Senior Planner, with respect to a Draft Plan of
Subdivision Official Plan and Zoning By-law Amendment related to the
properties located at 14 Gideon Drive and 2012 Oxford Street West, was
received.

3.3 Notice of Planning Application - Official Plan Amendment - Argyle Community Improvement Plan

That it BE NOTED that the Notice of Planning Application, dated January
28, 2021, from I. de Ceuster, Planner I, with respect to an Official Plan
Amendment related to the Argyle Community Improvement Plan, was
received.

3.4 2021 TAC Work Plan

That it BE NOTED that the Transportation Advisory Committee 2021 Work
Plan, as at January 26, 2021, was received.

3.5 Annual New Sidewalk Program

That the following actions be taken with respect to the Annual New Sidewalk Program:

- a) the Civic Administration BE REQUESTED to reinstate putting the Annual Warranted Sidewalk Program document and application on the City of London website; and,
- b) the presentation, dated February 23, 2021, from J. Bos, Technologist II, with respect to the Annual New Sidewalk Program, BE RECEIVED.

3.6 Sunningdale Road and Hyde Park Road Intersection Improvements

That it BE NOTED that the presentation, dated February 23, 2021, from J. Bos, Technologist II, with respect to the Sunningdale Road and Hyde Park Road Intersection Improvements, was received.

3.7 Adelaide Street North at CP Railway Grade Separation (Adelaide Underpass)

That it BE NOTED that the presentation, dated February 23, 2021, from P. Kavcic, Manager, Development Engineering and J. Ackworth, WSP Canada Inc., with respect to the Adelaide Street North at CP Railway Grade Separation ("Adelaide Underpass"), was received.

4. Sub-Committees and Working Groups

4.1 Working Group Updates

That it BE NOTED that the Transportation Advisory Committee held a general discussion with respect to updates on the various Working Groups.

5. Items for Discussion

None.

6. Adjournment

The meeting adjourned at 12:38 PM.



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P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

February 24, 2021

Chair and Members
Transportation Advisory Committee

I hereby certify that the Municipal Council, at its meeting held on February 23, 2021 resolved:

That the following actions be taken with respect to the 1st Report of the Transportation Advisory Committee, from its meeting held on January 26, 2021:

- a) the following actions be taken with respect to the Transportation Advisory Committee (TAC) Work Plan:
 - i) the final 2020 TAC Work Plan BE RECEIVED; and,
 - ii) the revised draft 2021 TAC Work Plan, as appended to the Report, BE APPROVED; and,
- b) clauses 1.1, 1.2, 3.1 to 3.3 and 5.1 to 5.4 BE RECEIVED. (2.1/2/CWC)

C. Saunders
City Clerk
/ap



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

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February 24, 2021

K. Scherr
Managing Director, Environmental and Engineering Services and City Engineer

I hereby certify that the Municipal Council, at its meeting held on February 23, 2021 resolved:

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law, as appended to the staff report dated February 9, 2021, BE INTRODUCED at the Municipal Council meeting to be held on February 23, 2021, for the purpose of amending By-law PS-113, being “a by-law to regulate traffic and the parking of motor vehicles in the City of London” to improve motor vehicle restrictions in reserved bicycle lanes. (2021-T08) (2.7/2/CWC)

C. Saunders
City Clerk
/ap

cc: B. Card, Managing Director, Corporate Services and City Solicitor
D. MacRae, Director, Roads and Transportation
S. Maguire, Division Manager, Roadway Lighting and Traffic Control
O. Katolyk, Chief Municipal Law Enforcement Officer, Licensing and Municipal Law Enforcement
S. Miller, Manager, Municipal Law Enforcement – Parking Services
J. Hutchison, Office Manager and Executive Assistant to the City Solicitor
J. Friesen, Administrative Assistant II, Environmental and Engineering Services
P. McClennan, Executive Assistant to the Managing Director, Environmental and Engineering Services and City Engineer
Documentation Services Representative
Chair and Members, Cycling Advisory Committee
Chair and Members, Transportation Advisory Committee

The Corporation of the City of London
Office 519.661.2489 x 0835
Fax 519.661.4892
jbunn@london.ca
www.london.ca



Pre-Construction Notice: Downtown Loop and Municipal Infrastructure Improvements Phase 1: King Street

Date: March 3, 2021

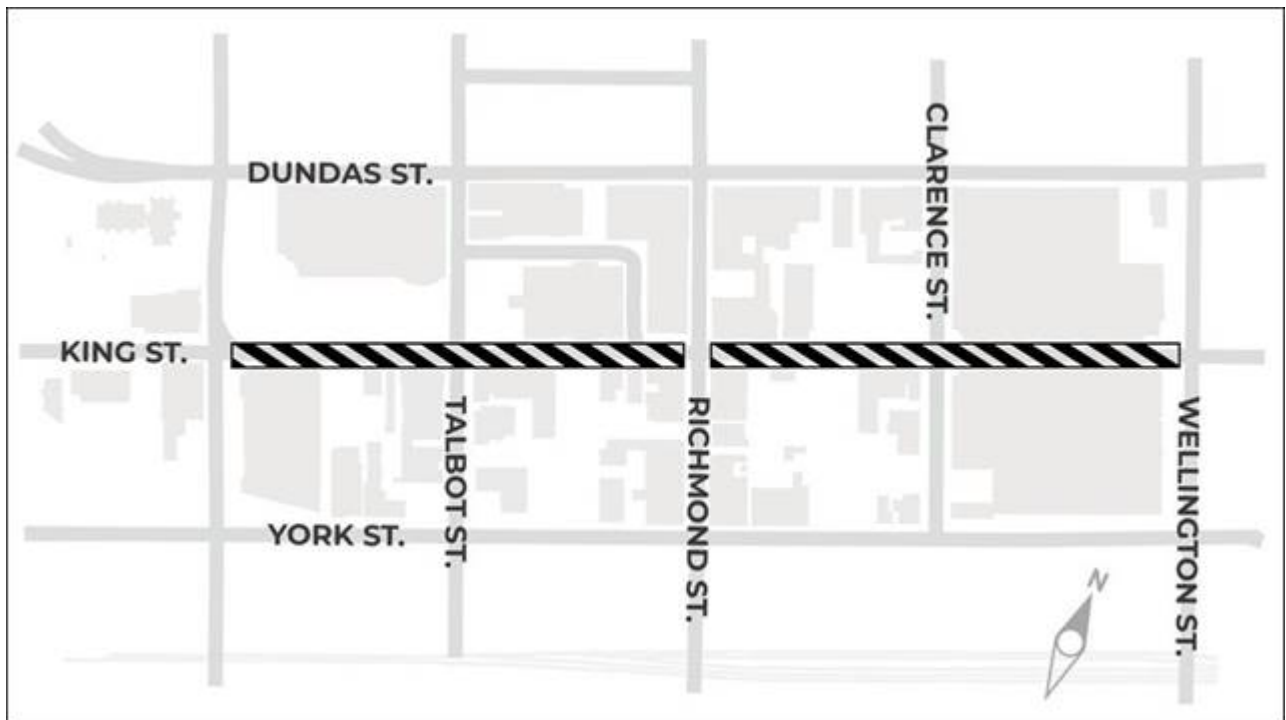
To: Resident and/or property owner

The City of London will soon begin construction on Phase 1 of Downtown Loop and Municipal Infrastructure Improvements on King Street, from Ridout Street North to Wellington Street. The Downtown Loop is the first of London’s new rapid transit projects and includes curbside bus-only lanes and enhanced rapid transit stops. Future phases of the Downtown Loop include Queens Avenue, Ridout Street North and Wellington Street. Construction of these future phases is planned for 2022–2023.

The project will add new streetscape elements as well as transportation and transit improvements above ground, while repairing and replacing aging sewers, watermains and other underground infrastructure. This letter provides details about the project and what to expect.

Project Location:

The following map shows the project limits. Work is planned on King Street, from Ridout Street North to Wellington Street.




Work Details:

- New curbside bus-only lanes
- Two new rapid transit bus stops (at Talbot Street and at Wellington Street)
- Watermain replacement
- Sewer separation to eliminate combined sewer system (between Richmond Street and Wellington Street)
- Sanitary sewer replacement (between Richmond and Wellington)
- Storm sewer replacement (between Richmond Street and Wellington Street)
- Private drain connection renewals
- Utility upgrades
- Streetscape improvements
- Tree removals and replanting (see Appendix B)
- On-street parking and loading adjustments
- Concrete curb replacement
- New asphalt road surface

Proposed Timeline:

Next steps related to this project are listed below.

- Design completed: December 2020
- Construction contract approval: February 2021
- **Pre-construction notice: March 3, 2021**
- Pre-construction meeting: March 25, 2021 (see details on next page)

- 
- Construction commencement: April 2021
 - Construction updates will be provided regularly throughout construction
 - Construction completion: December 2021 (with limited spring 2022 carry-over work)

Pre-Construction Meeting:

The City will be hosting a pre-construction meeting on March 25, 2021 via Zoom webinar. The project team will present an overview of how we will be managing the project, including impacts to nearby property owners, businesses and residents. The presentation will be followed by a Q&A session.

When: Thursday, March 25, 2021, 5:00 – 7:00 p.m.

Format: This meeting will be hosted as a Zoom webinar. Visit getinvolved.london.ca/downtownloop for details on how to join.

Who should join: Anyone who lives, works, or owns property in the immediate project area, including nearby side-streets, is invited to participate.

This meeting will be recorded and a link to the recording will be posted to the project website.

COVID-19 Update:

The City of London is proceeding with planned work in partnership with our contractors. We are committed to closely monitoring construction site conditions to ensure compliance with COVID-19 measures recommended by local, provincial, and federal health officials. If you have questions or concerns, please do not approach the contractor. We recommend reaching out to your City Project Manager (contact details are below) in order to minimize direct contact with our project team. All aspects of our projects may be subject to change based on further COVID-19 developments.

Transportation Impacts:

Accessibility

A safe and accessible path of travel will be provided for all pedestrians through or around the construction site. Anyone with questions or concerns about accessibility of the site should contact the City Project Manager (contact details are below).

Pedestrians

Safe and accessible pedestrian facilities will be provided on at least one side of the street at all times. Signage will be installed for any pedestrian detours and to help navigate temporary sidewalk closures.

Motorists

One lane of traffic will be maintained for Stage 1 work between Ridout Street and Richmond Street. Stages 2 and 3 between Richmond Street and Wellington Street will require long duration full road closures. Detour signage will be installed to direct motor vehicle traffic to York Street. Driveway access will be maintained to the extent possible. More information about construction staging and traffic impacts is provided in Appendix F.

Cyclists

During construction, the temporary bike lane on King Street will be removed and cyclists will be directed to Dundas Street.

Transit Users

London Transit (LTC) bus service will be detoured from King Street to York Street during construction. Visit the LTC website (londontransit.ca) for more information.

Contact Information:

The City is committed to keeping you connected and informed during construction. Please reach out to your City Project Manager at any time during construction.

City Project Manager

Jaden Hodgins, P. Eng.
City of London
Phone: 519-661-CITY (2489) ext. 1781
Email: jhodgins@london.ca



After hours or urgent matters

Name: City of London Dispatch

Phone: 519-661-4965

Email: es@london.ca

Project Updates:

Website

Visit the project webpage (london.ca/downtownloop) to learn more about this construction project, find links to notices and other related content.

Renew London Interactive Map

[Use the interactive map](#) on Renew London (london.ca/roadwork) to search your street name and find current information about your construction project and other city-wide road work.

Waze Navigation App

[Download Waze](#) (www.waze.com), a free community-based traffic and navigation app with local road closure information and real-time traffic alerts to get navigation assistance on the go.

Thank you in advance for your cooperation.

Sincerely,



Jennie Dann, P. Eng.

Director, Major Projects

Copied: Kelly Scherr, Managing Director and City Engineer, Councillor Kayabaga (Ward 13)



Appendix A: General Construction Impacts & Temporary Conditions

Dust, Noise and Vibrations

You may experience dust, noise, service interruptions and other inconveniences during construction. Construction equipment can also cause vibrations. Please ensure you protect any valuables susceptible to damage.

Work Hours

Work will typically take place from 7:00 a.m. to 6:00 p.m. Monday to Friday. It is anticipated that the contractor will need to implement additional shifts and weekend work to meet the project completion dates.

Driveway Access and Parking

Driveway access will be maintained to the extent possible; however, alternate arrangements may be required where driveway access cannot be maintained. If you have any questions or concerns related to driveway access, loading or parking, please contact the City Project Manager.

Garbage and Recycling

Continue to place your garbage and recycling by the curb for collection. The contractor will assist with collecting and transporting your garbage and recycling during construction. If required, the contractor will move bins to an appropriate location for pick-up and return them once they are emptied. Please ensure that you label your bins with your address. City staff will be available throughout the project to assist with any collection issues.

Building Access and Consent to Enter Forms

As part of construction, it may be necessary for the contractor to enter your building to complete the installation of some of the new services. For properties that require access, the City will provide a Consent to Enter form to be completed by the property owner. This form should be completed and mailed back to the City using the prepaid envelope, or alternatively, a scanned/photocopy of the completed form can be emailed to downtownloop@london.ca. This form is for protection of the property owner and indemnifies them from liability.

Appendix B: Tree Removals

An arborist from the project team has inspected the trees along King Street to determine their health condition, review conflicts with construction and to develop a tree preservation and protection plan. A total of 49 trees were inventoried and assessed within the project limits. A Tree Impact Analysis was completed, and recommended removal of 19 trees. The remaining trees will be protected and preserved. New trees will be planted after construction is complete. A block-by-block summary of the tree removals is provided below:

- Ridout Street to Talbot Street – 7 trees
- Talbot Street to Richmond Street – 10 trees
- Richmond Street to Clarence Street – 2 trees



Appendix C: Water Services

Temporary Water Service and Water Disruptions

The City will be replacing water services from the watermain up to the property line as part of this project. Connections to a temporary water supply will be made through exterior taps where possible or at the property line. Minor interruptions of your water supply will occur during this connection and again when connecting to the new watermain, but you will be notified at least 48 hours in advance. If water pressure does not return to normal levels after the completion of the project, please contact Water Repairs at 519-661-4739.

Water Billing

When connected to a temporary water service, your water usage will still be metered and you will continue to be billed for your water usage.

Lead Water Service

Lead water service pipes can be a health hazard. Your area may be a potential lead service area. To find out if your property has a lead water pipe, please call 519-661-4739 or email leadtesting@london.ca. If you have a lead service, we recommend replacing the private portion of it around the same time as this construction project. This portion of the service from the property line to your building is your responsibility. You would need to hire and pay for your own plumbing contractor to do this work.

Flush Water Service

We recommend that you flush your water service soon after the contractor excavates at your property and replaces the public portion of the service. This will flush out particles that may have come loose during the work. You should remove the aerators from the ends of your faucets, run the cold water for 5 minutes at each tap, then rinse out and re-attach the aerators.

Appendix D: Sewer Services

Private Drain Connections (PDCs)

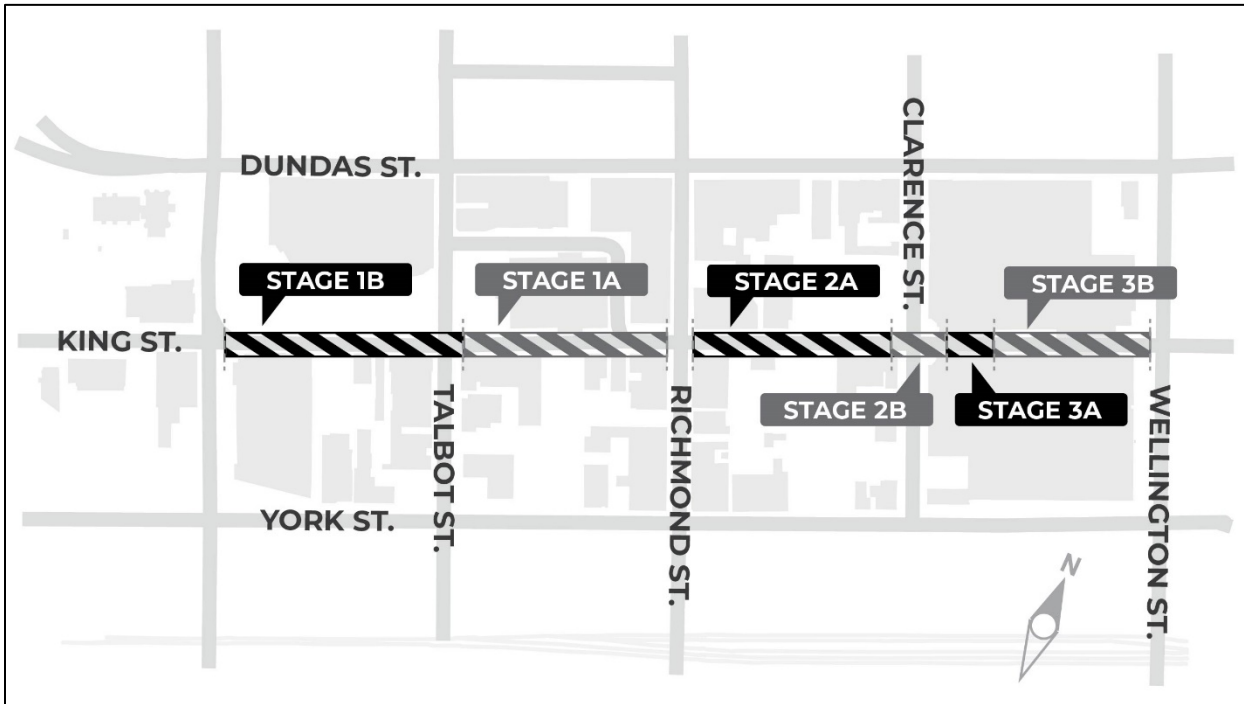
During this construction project the City will replace the sanitary PDC up to the property line. A storm PDC will also be provided for each property up to the property line. Additional information can also be found at london.ca/sewers.

Appendix E: Electrical Services

Grounding

In the event you have lead servicing, this may be a good time for you to hire an electrician, at your cost, to check the condition of your building's electrical ground. In the past the water service pipe was often used to ground the electrical system. This connection can deteriorate over time and an improperly grounded electrical system can be a serious safety risk.

Appendix F: Construction Staging and Traffic Impacts



Construction will be split up into the following stages in order to minimize the construction impacts on local businesses, residents and the public:

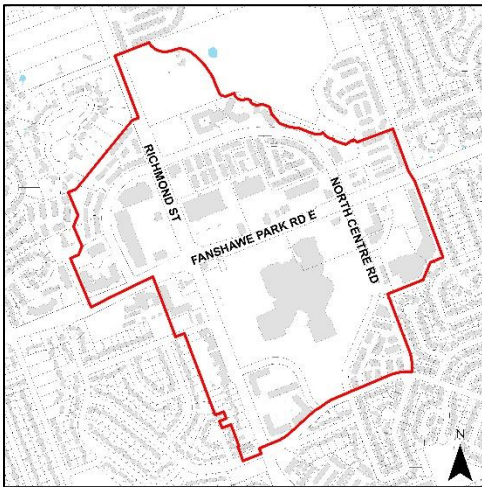
- Stage 1A - Talbot Street to Richmond Street
- Stage 1B - Ridout Street to Talbot Street
- Stage 2A - Richmond Street to Clarence Street
- Stage 2B - Clarence Street intersection to east of Clarence Street
- Stage 3A - East of Clarence Street to east of Citi Plaza parking garage exit
- Stage 3B - East of Citi Plaza parking garage exit to Wellington Street

Stages 1A and 1B will maintain one lane of traffic and loading areas where possible, with short duration closures occurring as required for construction. Stages 2 and 3 will require long duration full road closures. Traffic management plans will provide alternative routes for vehicles, transit and cyclists.

Construction is planned to commence in April on Stages 1A and 2A (concurrently), then proceeding to 1B and 2B, then to 3A and 3B. It is anticipated that construction will continue until December 2021, with limited carryover work in spring 2022.

Official Plan Amendment

Masonville Secondary Plan



File: O-8991

Applicant: The Corporation of the City of London

What is Proposed?

The draft Masonville Secondary Plan will be presented to receive public comments. The draft Masonville Secondary Plan contains:

- A long-term vision for the Secondary Plan area
- Detailed policies to guide the future growth and development of the Masonville area, with respect to: land use, building heights, connections, neighbourhood transitions, built form, parkland, public realm and other matters.

There will be further opportunities to review the draft Masonville Secondary Plan and provide comments after this meeting.

YOU ARE INVITED!

Further to the Notice of Application you received on December 9, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, March 29, 2021, no earlier than 6:45 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

Please refer to the enclosed Public Participation Meeting Process insert.

For more information contact:

Sonia Wise
swise@london.ca
519-661-CITY (2489) ext. 5887
City Planning, City of London,
206 Dundas St., London ON N6A 1G7
File: O-9881

getinvolved.london.ca/masonville1

To speak to your Ward Councillor:

Maureen Cassidy Ward 5
mcassidy@london.ca
519-661-CITY (2489) ext. 4005

Josh Morgan Ward 7
joshmorgan@london.ca
519-661-CITY (2489) ext. 4007

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Application Details

Requested Future Amendment to the 1989 Official Plan

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Section 20.2 and 20.3 of the Official Plan, and to Schedule D of the Official Plan. The draft Masonville Secondary Plan has been prepared for circulation and to receive comments. The adoption of the plan will not take place at this meeting, and will occur at a future date which has not yet been scheduled.

Requested Future Amendment to The London Plan (New Official Plan)

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Policy 1565 of *The London Plan*, and to Map 7 – Specific Policy Areas in *The London Plan*. The draft Masonville Secondary Plan has been prepared for circulation and to receive comments. The adoption of the plan will not take place at this meeting, and will occur at a future date which has not yet been scheduled.

Both Official Plans are available at london.ca.

Access the draft Masonville Secondary Plan

The draft Masonville Secondary Plan is available on the project website, and can be accessed for review, download and comments here: getinvolved.london.ca/masonville1.

Planning Policies

Secondary Plans are prepared to provide for a coordinated planning approach and more detailed policy guidance. Secondary Plans are adopted by Municipal Council to form part of the Official Plan and elaborate on the parent policies of *The London Plan*. The draft Masonville Secondary Plan consists of policies and maps that provide more specific direction to guide redevelopment, establish street and pathway networks, identify park spaces, establish more detailed policies for land use, intensity and built form, and establish transitional and interface policies.

The subject lands are currently designated as Multi-Family, Medium Density Residential, Multi-Family, High Density Residential, Enclosed Regional Commercial Node, and Office Area in the *1989 Official Plan*, which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses.

The subject lands are in the Transit Village Place Type in *The London Plan* which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses. Transit Villages are intended to be exceptionally designed, high-density, mixed-use urban neighbourhoods that are well connected by transit.

How Can You Participate in the Planning Process?

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See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at getinvolved.london.ca/masonville1
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan amendment changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to

select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Please refer to the enclosed Public Participation Meeting Process insert.

What Are Your Legal Rights?

Notification of Council Decision

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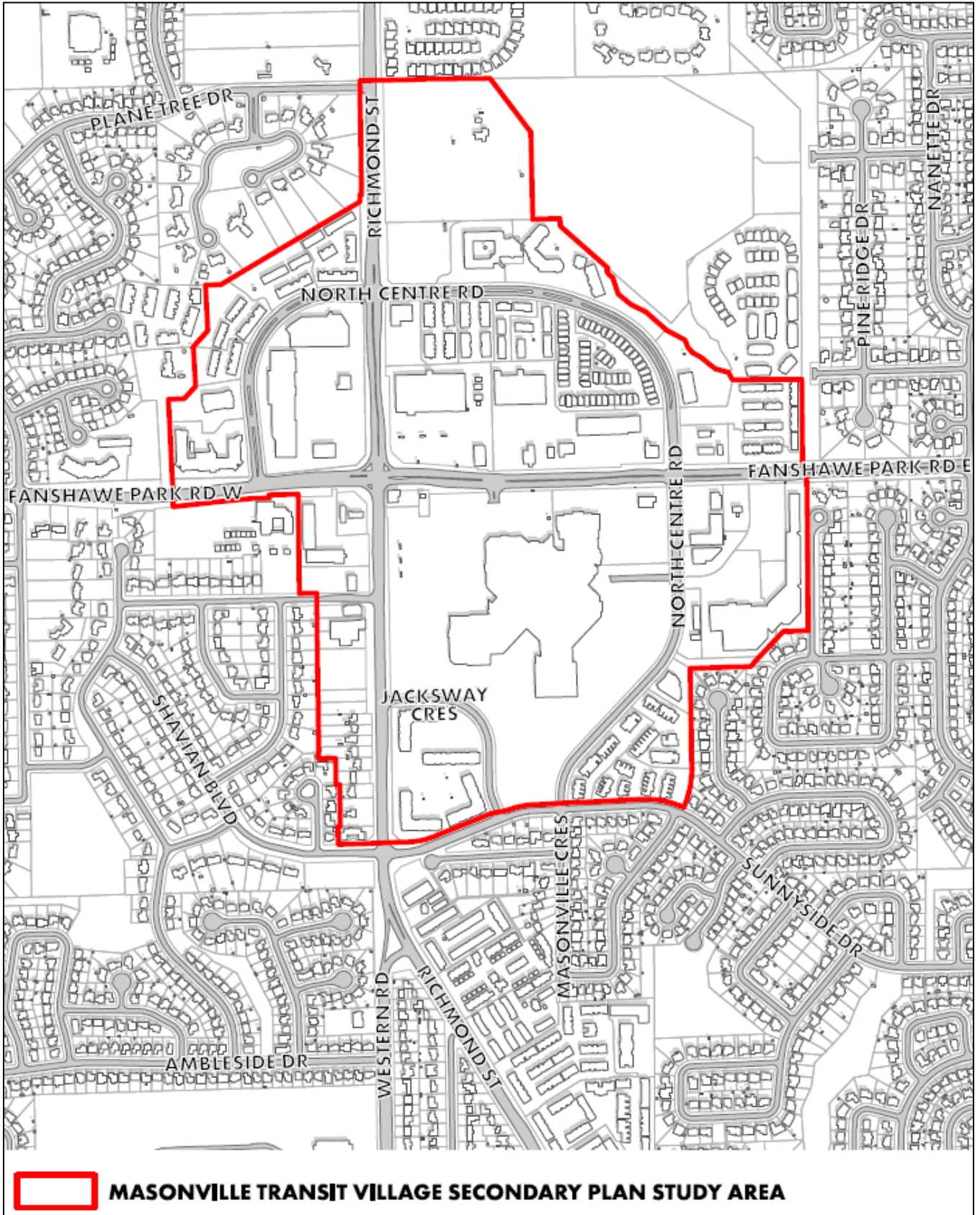
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Masonville Secondary Plan Boundary



Public Participation Meeting Process

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Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Speakers will be limited to five minutes of verbal presentation.
 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk’s Office. Registrations will be confirmed.¹
 - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
 - When pre-registering, members of the public will be advised which meeting room to attend on the second floor of City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

Public Participation Meeting (PPM) Process – At the meeting

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- Members of the public should convene in the assigned seating, in the appropriate meeting room for the PPM as noted in the pre-registration.
- Each committee room will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each room to assist members of the public.
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Council Chambers

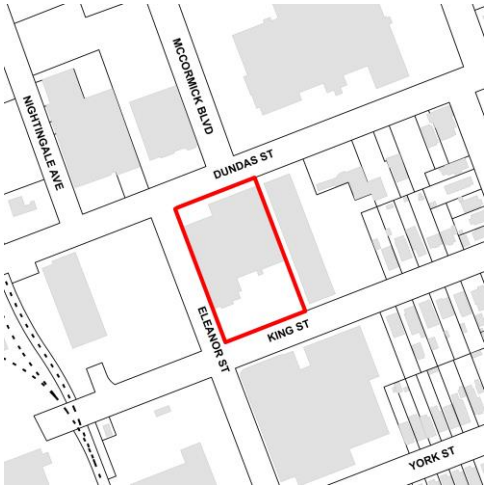
- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

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NOTICE OF REVISED APPLICATION & NOTICE OF PUBLIC MEETING

Official Plan and Zoning By-law Amendments

1153-1155 Dundas Street



File: O-9207 & Z-9198

**Applicant: City of London & Zelinka Priamo Ltd.
What is Proposed?**

Official Plan and Zoning amendments to allow:

- a mix of office, retail, artisan workshops, restaurant, craft brewery,
- a reduction of parking to permit fifty-five (55) on-site parking spaces, and
- outdoor patios up to a total of 225 m² to be exempt from parking requirements.

YOU ARE INVITED!

Further to the Notice of Application you received on May 20, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, March 29, 2021, no earlier than 5:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

Please refer to the enclosed Public Participation Meeting Process insert.

For more information contact:

Laurel Davies Snyder
lsnyder@london.ca
519-661-CITY (2489) ext. 4651
City Planning, City of London,
206 Dundas St., London ON N6A 1G7
File: O-9207 & Z-9198

london.ca/planapps

To speak to your Ward Councillor:

Councillor Jesse Helmer
jhelmer@london.ca
519-661-CITY (2489) ext. 4004

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Amendment to the 1989 Official Plan

The City has initiated an Official Plan Amendment (OPA) to bring the 1989 Official Plan designation for these lands into conformity with the policies of The London Plan, the new Official Plan for the City of London. The requested amendment is to change the designation from Light Industrial (LI) to Main Street Commercial Corridor (MSCC) to permit a mix of uses including office, retail, artisan workshops, restaurant, and craft brewery.

Requested Zoning By-law Amendment

To change the zoning from a Light Industrial (LI2) Zone to a Business District Commercial Special Provision BDC() Zone to permit a mix of office, retail, artisan workshops, restaurant, craft brewery, and a site-specific regulation for a reduction of parking to permit fifty-five (55) on-site parking spaces and for outdoor patios up to a total of 225 m² to be exempt from parking requirements. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Light Industrial 2 (LI2)

Permitted Uses: Bakeries; Business service establishments; Laboratories; Manufacturing and assembly industries; Offices support; Paper and allied products industries excluding pulp and paper and asphalt roofing industries; Pharmaceutical and medical product industries; Printing, reproduction and data processing industries; Research and development establishments; Warehouse establishments; Wholesale establishments; Custom workshop; Brewing on premises establishments; Service Trade; Existing Self-storage Establishments; Artisan Workshop; Craft Brewery; Dry cleaning and laundry plants; Food, tobacco and beverage processing industries excluding meat packaging; Leather and fur processing excluding tanning; Repair and rental establishments; Service and repair establishments; Service trades; Textile processing industries.

Special Provision(s): None

Residential Density: Not applicable.

Height: Maximum of 15 metres if abutting a residential zone; 50 metres if abutting a non-residential zone.

Bonus Zone: Not applicable.

Requested Zoning

Zone: Business District Commercial Special Provision (BDC()) Zone

Permitted Uses: Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor; Bake shops; Clinics; Commercial recreation establishments; Commercial parking structures and/or lots; Converted dwellings; Day care centres; Dry cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; Financial institutions; Grocery stores; Laboratories; Laundromats; Libraries; Medical/dental offices; Offices; Personal service establishments; Private clubs; Restaurants; Retail stores; Service and repair establishments; Studios; Video rental establishments; Lodging house class 2; Cinemas; Brewing on Premises Establishment; Food Store; Animal Clinic; Convenience Store; Post Office; Convenience Service establishments; Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; Bed and breakfast establishments; Antique store; Police stations; Artisan workshop; Craft Brewery.

Special Provision(s): Reduction in parking requirements; exemption of outdoor patios of a maximum size from parking requirements.

Residential Density: This proposal does not contemplate residential uses; however residential uses are permitted in the BDC base zone. In BDC Zone variations, the height and density of each apartment building over the standard zone height and/or containing units outside existing structures, will be established through a zoning by-law amendment application, and be indicated on Schedule A of the Zoning By-law.

Height: No change to existing building height requested.

Bonus Zone: Not applicable.

A Heritage Impact Study (HIA), a Parking Justification Study, and a Planning Justification Report have been prepared to assist in the evaluation of this application.

Planning Policies

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses which are identified in the BDC Zone.

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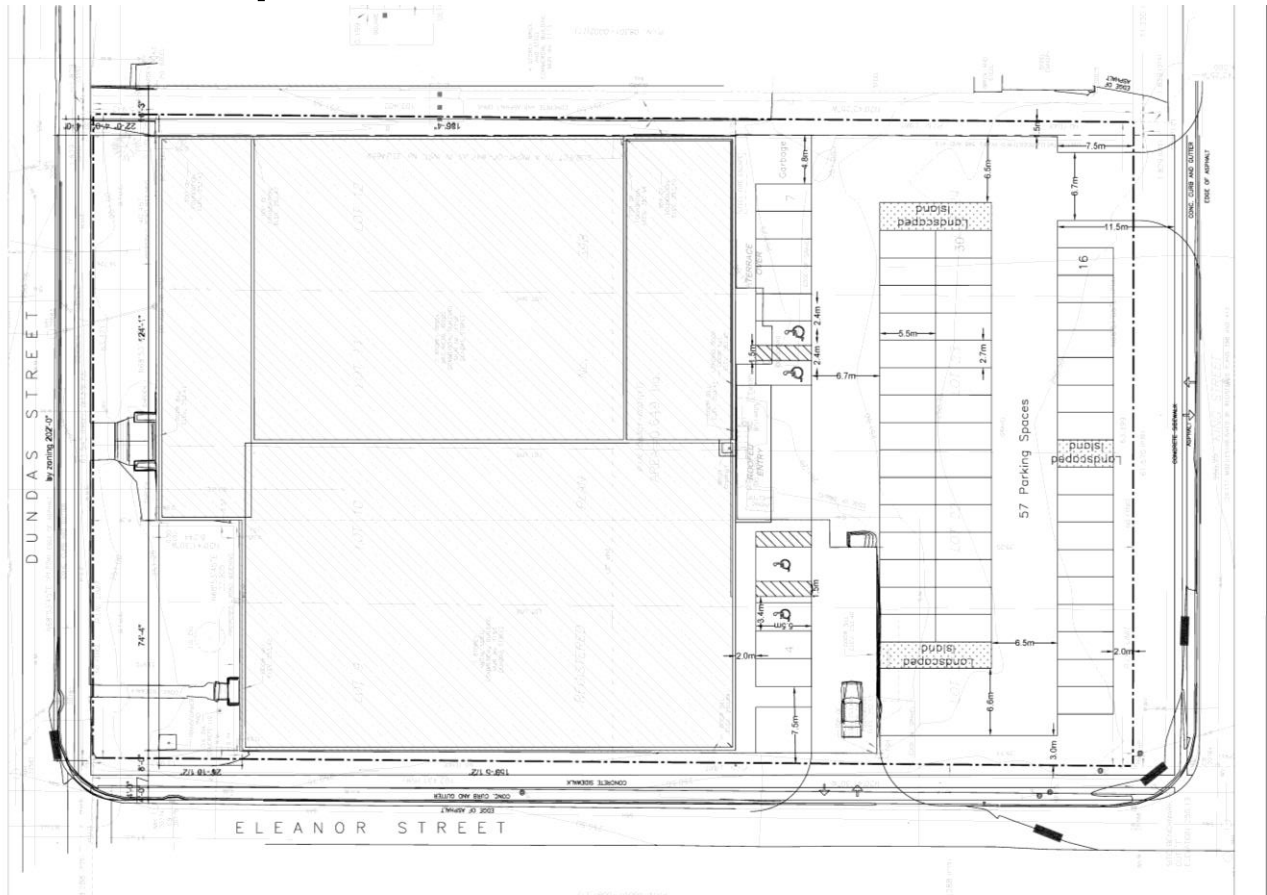
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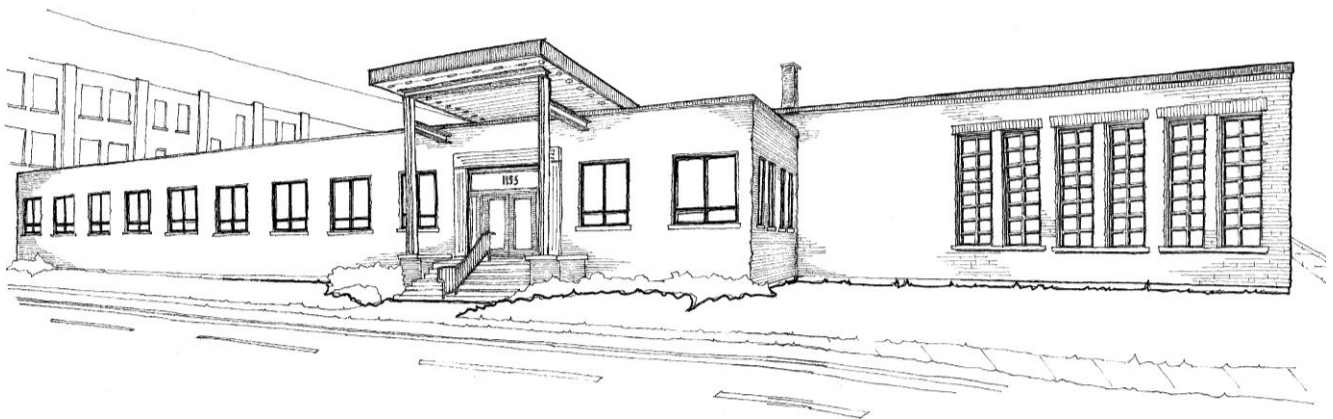
Site Concept



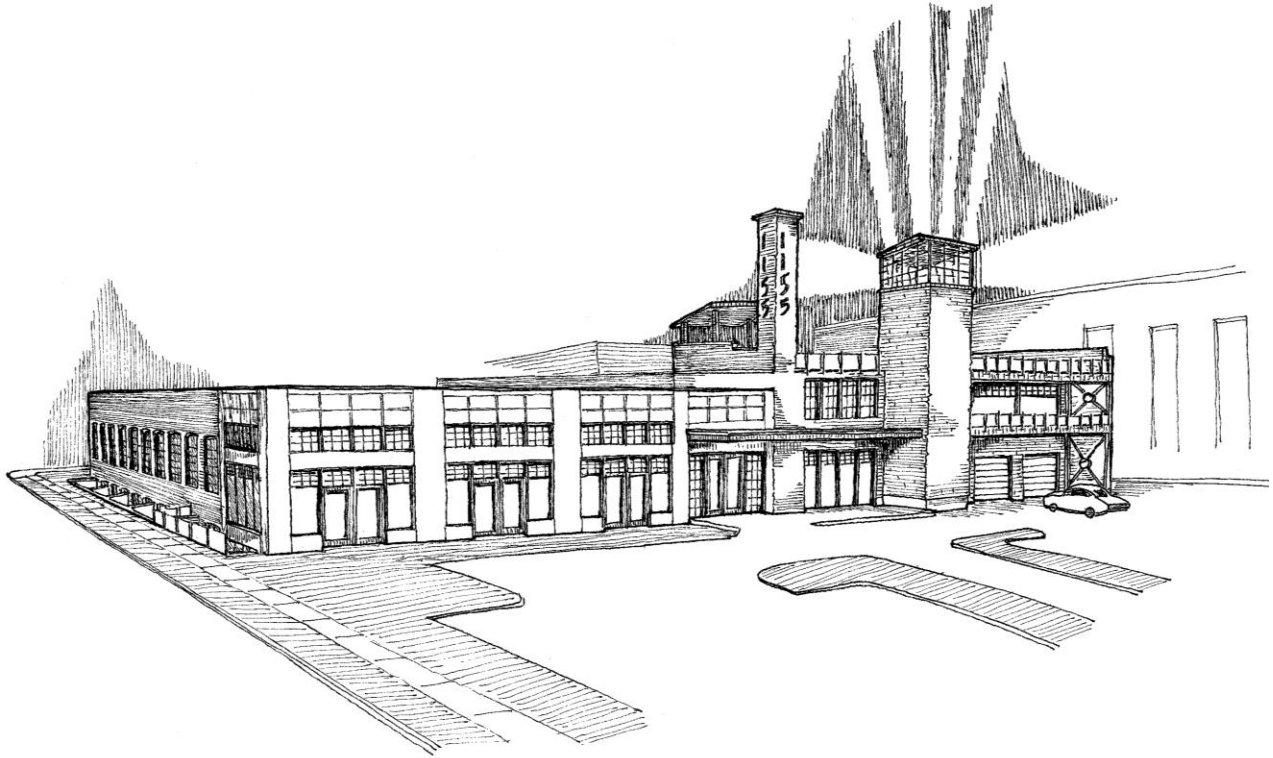
Site Plan Concept for 1153-1155 Dundas Street, October 2020

The above image represents the applicant's proposal as submitted and may change.

Building Renderings



Conceptual illustration of the front of the building at 1153-1155 Dundas Street (looking south on Dundas Street)



Conceptual illustration of the rear of the building at 1153-1155 Dundas Street (looking north on King Street)

The above images represent the applicant's proposal as submitted and may change.

Public Participation Meeting Process

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**TRANSPORTATION ADVISORY COMMITTEE
2021 APPROVED WORK PLAN
as at March 15, 2021**

Recommended Priority Initiatives: BOLD

Updated: Mar 15, 2021 (Updates/Changes highlighted in RED)

| | Project/Initiative | Background | Lead/ Responsible | Proposed Timeline | Proposed Budget | Link to Strategic Plan | Status |
|-----------|--|--|---|------------------------------|----------------------------|---|--|
| TAC 18.5 | Connected And Autonomous Vehicles (CAV) & 5G Network (formerly TAC 19.11) | While discussions on the potential benefits of driverless vehicles have increased, it is not well understood what the adoption of the technology will mean for London. It is time for policymakers and transportation professionals to proactively evaluate, assess and plan for the onset of vehicle automation. | John Kostyniuk Mike Rice | Q3-2020 | | <u>Building A Sustainable City</u> 1A, 2B, 5B <u>Growing Our Economy</u> 3A, 4B, 4C | CAVWG has been established by CWC to develop a strategy by mid-2020. Draft may be ready for review by Q2 2020. Jon K presented at Jan 28 th TAC. A WG lead by Mike R. has been established to respond to Staff request for TAC Input. Approved by CWC. MR advised Feb 25 th that his draft report is on track for April TAC. MR advises report will be ready for March TAC meeting. |
| TAC 18.11 | Transportation Management Association (TMA) | The City has received funding from the Public Transit Infrastructure Fund (PTIF) to develop a feasibility study and business case for developing a Transportation Management Association (TMA) which would be a 1 st for London. TAC will be consulted for recommendations for invitees for a TDM Primer session and input on governance model and geographic area for TMA. | Allison Miller TDM Coordinator Dan Doroshenko | Ongoing | | <u>Strengthening Our Community</u> <u>Building A Sustainable City</u> <u>Growing Our Economy</u> | TDM Primer is tied to Rapid Transit. A WG lead by Dan D. has been established to respond to Staff request for TAC Input. PTIF funding extended to July 2021. Virtual workshop planned for 2021. May need to revisit local commuting survey findings from early 2020. On hold due to Covid learnings and ability to move forward with employer engagement. |
| TAC 18.12 | Business Travel Wise Program Expansion | City Staff plans to engage local employers to participate in the program which encourages commuting Londoners to use options other than driving alone through programs and incentives. The <i>Commute Ontario</i> project will include actions such as: expanded carpooling; <i>ActiveSwitch</i> walking and cycling rewards program; <i>Emergency Ride Home</i> program; ongoing campaigns, incentives and rewards and - tracking tools to measure | Allison Miller TDM Coordinator Dan Doroshenko | Ongoing | | <u>Strengthening Our Community</u> <u>Building A Sustainable City</u> <u>Growing Our Economy</u> | Commute Ontario has had a local soft launch. Input from TAC will be sought in Q1 2020. The Urban League has launched a survey (due Mar 16 th) which has been tested by DD. Commute Ontario has |

| | Project/Initiative | Background | Lead/ Responsible | Proposed Timeline | Proposed Budget | Link to Strategic Plan | Status |
|----------|--|--|-----------------------|--|-----------------|--|--|
| | | ROI. | | | | | been running locally throughout 2020. Project ends April 2021. Input from TAC will be sought on next steps. A WG lead by Dan Doroshenko has been established. |
| TAC18.16 | City Clerk Comprehensive Review of Advisory Committees | In preparation for the City Clerk pending Review of Advisory Committees, a Working Group lead by Tariq Khan has been established to review the TAC Terms of Reference. | City Clerk Tariq Khan | Q1-2019 | | <u>Leading in Public Service</u> | The Clerk has submitted Interim Reports II and III and has sent a questionnaire to all AC members with a deadline of Dec 23 rd . TAC issued a collective response to CWC and Governance Working Group Chairs directly in early January 4, 2021. Clerk submitted Report IV to Governance Working Group January 11, 2021. Barb Westlake-Powers made a presentation at Jan 26 th TAC. Awaiting draft TOR for review and comment. |
| TAC 20.3 | Hyde Park & Sunningdale Roundabout | Design of the Hyde Park & Sunningdale roundabout that is anticipated to be constructed in 2021. | Peter Kavcic | TBD | | <u>Building A Sustainable City</u> | Design reviewed in Meeting #2. No further action required. Complete. |
| TAC 20.8 | Managing Transport-Related GHG Emissions | Based on a presentation to the November 2019 TAC meeting by Ayo Abiola: City Council has declared a climate emergency and it has been proposed that London become net-zero by 2050. A TAC Work Group would be established to determine what level of reduction in transportation-related emissions best meets the city's overall targets under the Climate Emergency, and how does the next transportation master plan help achieve this? The scope could be further expanded to include collaboration with: ACE, CAC and LTC and Best Practises for Investing in Energy Efficiency and GHG Reductions. | Ayo Abiola | Starting Q1 2020 until next TMP is sent to Council | | <u>Strengthening Our Community</u> <u>Building A Sustainable City</u> <u>Leading in Public Service</u> | A WG lead by Ayo Abiola has been established and approved by Council on Feb 11 th , 2020. Inaugural meeting virtually on Mar 24 th . No further activity due to COVID shutdown. WG will restart in 2021 on March 16th. |

| | Project/Initiative | Background | Lead/ Responsible | Proposed Timeline | Proposed Budget | Link to Strategic Plan | Status |
|----------|---|---|----------------------|-------------------|-----------------|--|---|
| TAC 21.1 | 2021 TAC Work Plan | TAC Sub-Committee to review the 2020 Carry-Over Items and suggestions by CWC Chair which will take us through to the end of our mandate which expires on June 30, 2021. | Dan Foster | Q1-2021 | | <u>TAC Terms of Reference - Planning</u> | Sub Committee meetings held Dec 7 th and 9 th and a 1-on-1 discussion with DD on Dec 14 th . DF met with CWC Chair Dec 15 th . Draft plan was tabled at Jan 26 th TAC meeting. A revised document based on EES Service Area Work Plan and comments by the CWC Chair who was in attendance to be forwarded to CWC for review and approval. WP approved with no amendments. Complete. |
| TAC 21.2 | Vision Zero London Road Safety Strategy | Monitor progress and provide suggestions on London Road Safety Strategy action items. | LMRSC Garfield Dales | Ongoing | | <u>Leading in Public Service</u> | Awaiting LMRSC 2021 Work Plan. |
| TAC 21.3 | 2021 New Sidewalk Program | Design of sidewalks on various streets within the City that are anticipated to be constructed in 2021. | Doug MacRae | Q1-2021 | | <u>Building A Sustainable City</u> | TAC reviewed plans in Meeting #2. No further action required. Complete. |
| TAC 21.4 | Neighbourhood Street Renewal | Sidewalk Improvements indicated as per Complete Streets Policy and recommended following Staff assessment of 2021 Neighbourhood Street Reconstruction Projects. | Doug MacRae | Q1-2021 | | <u>Building A Sustainable City</u> | TAC reviewed list Jan 26th and passed a motion in support of all identified location upgrades. Complete. |
| TAC 21.5 | Adelaide Street Underpass Design | Design Phase to be completed in 2021. | Doug MacRae | Q1-2021 | | <u>Building A Sustainable City</u> | TAC reviewed plans in Meeting #2. No further action required. Complete. |